

Elements of Board of Review Minutes
MARCH BOARD OF REVIEW MEETING
CITY OF CENTER LINE BOARD OF REVIEW

7070 E. Ten Mile Center Line MI. 48015

Meeting # 1

- Date: MARCH 08, 2022 Session: Evening
- Location: Lobby Conference Room / Council Chambers
- Called to Order (*exact time*): 5:02 P.M.

I. Roll Call

- Board of Review Members Present: Russell Kreinbring; Sharon DeLamielleure, Daniel Snyder
- Board of Review Members Absent: N.A.
- Assessor or Assessing Staff (*assessor not required to be present, but note if present*):
Thomas Monchak, Assessor; Colleen Thomas, Recording Secretary

II. Public Comment Period (*general public comment period required by Open Meetings Act, not taxpayer appeals*):

- Opened at (*exact time*): 5:03 P.M.
- The Assessor welcomed back the Members, Chair person was assigned, hand outs were distributed, the Assessor presented the Roll for acceptance Motion to accept R.K. Second D.S. All in favor
- Closed at (*exact time*) : 5:04 P.M.

III. Petition/Appeal Log

- Bulletin 17 of 2007 requires that a log be included in the minutes.

IV Adjournment

- Adjournment (*exact time*): 5:55 P.M.
- Actual hours for this meeting 53 Minutes

Recorded by Colleen Thomas
Colleen Thomas, Recording Secretary

CITY OF CENTER LINE BOARD OF REVIEW
2022 March Session Minutes

Meeting #2 Session: Morning

- Date and Location: March 14, 2022 City of Center Line, 7070 E. 10 MILE, Center Line, MI 48015. Conference Room.
- Called to Order at: 9:05 am Closed at: 5:01
- Board of Review Members Present: Sharon DeLamielleure & Russell Kreinbring
- Board of Review Members Absent: Daniel Snyder
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- Assessor or Assessing Staff: Thomas Monchak, Assessor; Colleen Thomas, Secretary
- Meeting Break at: 11:45 a.m. Returned back in session: 12:40 p.m.
- Public Comment: 9:06 am to 9:07 am Assessor Welcomed and Thanked the Members

APPEALS MADE:

Petitioner # MBOR -000

Name: Crystal Curry

Parcel # 01-13-27-157-017 **Address:** 8225 Sterling

Appeal Reason: Market Value Tax Increase

Support Documentation Provided? x **Yes** ___ **No**

Minute Notes: Ms. Curry discussed that her taxes double since she purchased the home. She provided three comparable sales that were not tri levels like her home. The Board reviewed market area sales and determined her value was in line with the sales found in our study. Motion to deny a change:

MOTION BY: **RK**

SECOND BY: **SD**

Name of BOR Member: **Sharon DeLamielleure** BOR Member Vote: **AYE**

Name of BOR Member: **Russell Kreinbring** BOR Member Vote: **AYE**

Name of BOR Member: **Daniel Snyder** BOR Member Vote: Absent

Veteran Petitions: Petitions, applications and supporting documentation were reviewed and Granted by the Board of Review Members under one appeal.

Petitioner # MBOR - 001

Name: David Barkovitch

Parcel: 01-13-27-155-016

Address: 8150 Standard

Appeal Reason: Vet Exemption Granted: AV From \$41,700 to \$0
TV From \$20,244 to \$0

Petitioner # MBOR - 002

Name: Kenneth Kelly

Parcel: 01-13-28-231-021

Address: 7279 Henry

Appeal Reason: Vet Exemption Granted: AV From \$72,100 to \$0
TV From \$37,895 to \$0

Petitioner # MBOR - 007

Name: Raymond Ambrozy

Parcel: 01-13-21-228-015

Address: 7366 Menge

Appeal Reason: Vet Exemption Granted: AV From \$ 58,400 to \$0
TV From \$ 32,609 to \$0

Petitioner # MBOR - 008

Name: David Porter

Parcel: 01-13-21-428-032

Address: 7391 Voerner

Appeal Reason: Vet Exemption Granted: AV From \$ 72,000 to \$0
TV From \$ 38,652 to \$0

Petitioner # MBOR - 009

Name: James Arnold Aho

Parcel: 01-13-21-453-005

Address: 6740 Braun

Appeal Reason: Vet Exemption Granted: AV From \$ 77,300 to \$0
TV From \$ 47,012 to \$0

Petitioner # MBOR - 010

Name: Joyce Carty

Parcel: 01-13-21-453-023

Address: 7021 Jenerous

Appeal Reason: Vet Exemption Granted: AV From \$ 60,400 to \$0
TV From \$ 33,314 to \$0

Petitioner # MBOR - 013

Name: Richard Riggins

Parcel: 01-13-22-131-020

Address: 8625 Menge

Appeal Reason: Vet Exemption Granted: AV From \$ 68,400 to \$0
TV From \$ 61,066 to \$0

Petitioner # MBOR – 014

Name: Michael Scozzari

Parcel: 01-13-22-327-015

Address: 8413 Dale

Appeal Reason: Vet Exemption Granted: AV From \$ 58,600 to \$0
TV From \$ 29,128 to \$0

Petitioner # MBOR – 016

Name: James Bugdalski

Parcel: 01-13-22-332-011

Address: 8650 Helen

Appeal Reason: Vet Exemption Granted: AV From \$ 66,100 to \$0
TV From \$ 33,856 to \$0

Petitioner # MBOR – 017

Name: Pazzella Bonner

Parcel: 01-13-22-353-019

Address: 8250 Warren Blvd

Appeal Reason: Vet Exemption Granted: AV From \$ 108,400 to \$0
TV From \$ 62,667 to \$0

Petitioner # MBOR – 018

Name: Muhammed Wahid

Parcel: 01-13-22-379-007

Address: 8388 Warren Blvd

Appeal Reason: Vet Exemption Granted: AV From \$61,100 to \$0
TV From \$ 31,951 to \$0

Motion to approve All By Russell Kreinbring Second by Sharon DeLamielleure

APPEALS MADE:

Petitioner #MBOR - 003

Name: CVS Caremark

Parcel # 01-13-00-000-205 **Address:** 7333 E Ten Mile Road

Appeal Reason: Late Filed Small Business Exemption

Support Documentation Provided? ☒ Yes ☐ No

Minute Notes: Filed small business exemption claim and required Petition along with a fixed asset listing. Motion to accept and correct assessment to \$0

MOTION BY:

RK

SECOND BY: SD

Name of BOR Member: Sharon DeLamielleure **BOR Member Vote:** AYE

Name of BOR Member: Russell Kreinbring **BOR Member Vote:** AYE

Name of BOR Member: Daniel Snyder **BOR Member Vote:** Absent

APPEALS MADE:

Petitioner # MBOR - 004

Name: Refresh Dental

Parcel # 01-13-00-003-043 **Address:** 23845 Van Dyke Ave

Appeal Reason: Accept filed personal property statement

Support Documentation Provided? ☒ Yes ☐ No

Minute Notes: Filed a timely statement however not processed timely by the Assessor's Staff. Motion to Accept filing and reduce assessment to \$63,500

MOTION BY: **RK**

SECOND BY: **SD**

Name of BOR Member: **Sharon DeLamielleure** BOR Member Vote: **AYE**

Name of BOR Member: **Russell Kreinbring** BOR Member Vote: **AYE**

Name of BOR Member: **Daniel Snyder** BOR Member Vote: **Absent**

APPEALS MADE:

Petitioner # MBOR - 005

Name: Dey Distributing

Parcel # 01-13-00-001-942 **Address:** 6761 E 10 Mile Road

Appeal Reason Accept filed personal property statement

Support Documentation Provided? ☒ Yes ☐ No

Minute Notes: Filed a timely statement however not processed timely by the Assessor's Staff. Motion to Accept filing and reduce assessment to \$23,100

MOTION BY: **RK**

SECOND BY: **SD**

Name of BOR Member: **Sharon DeLamielleure** BOR Member Vote: **AYE**

Name of BOR Member: **Russell Kreinbring** BOR Member Vote: **AYE**

Name of BOR Member: **Daniel Snyder** BOR Member Vote: **Absent**

APPEALS MADE:

Petitioner # MBOR - 006

Name: Fr Murray Nursing & Rehab

Parcel # 01-13-00-000-016

Address: 8444 Engleman

Appeal Reason: Accept Timely filed statement

Support Documentation Provided? ☒ Yes ☐ No

Minute Notes: Filed a timely statement however not processed timely by the Assessor's Staff. Motion to Accept filing and reduce assessment to \$63,500

MOTION BY:

RK

SECOND BY:

SD

Name of BOR Member: **Sharon DeLamielleure** BOR Member Vote: **AYE**

Name of BOR Member: **Russell Kreinbring** BOR Member Vote: **AYE**

Name of BOR Member: **Daniel Snyder** BOR Member Vote: **Absent**

APPEALS MADE:

Petitioner # MBOR - 012

Name: Labor Max (Anytime Labor Michigan LLC)

Parcel # 01-13-00-003-052

Address: 26428 Van Dyke Ave

Appeal Reason: Late Small Business Exemption Filed

Support Documentation Provided? ☒ Yes

Minute Notes: Filed a late small business exemption application which was received and processed. Motion To approve

MOTION BY: **SD**

SECOND BY:

RK

Name of BOR Member: **Sharon DeLamielleure** BOR Member Vote: **AYE**

Name of BOR Member: **Russell Kreinbring** BOR Member Vote: **AYE**

Name of BOR Member: **Daniel Snyder** BOR Member Vote: **Absent**

APPEALS MADE:

Petitioner #MBOR - 015

Name: Darius Inyard

Parcel # 01-13-21-228-027

Address: 7359 McKinley

Appeal Reason: Market Value

Support Documentation Provided? ☒ Yes ☐ No

Minute Notes: Petitioner presented an appraisal and discussed the interior finishes or lack there of and the heating system is inefficient. Board reviewed the data and determined to reduce the market value based on the appraisal, size and recent sales.

MOTION BY: **RK**

SECOND BY: **SD**

Name of BOR Member: **Sharon DeLamielleure** BOR Member Vote: **AYE**

Name of BOR Member: **Russell Kreinbring** BOR Member Vote: **AYE**

Name of BOR Member: **Daniel Snyder** BOR Member Vote: **Absent**

APPEALS MADE:

Petitioner # MBOR - 019

Name: Lashanda Robinson

Parcel # 01-13-22-159-007

Address: 8305 Busch

Appeal Reason: Market Value

Support Documentation Provided? ☒ No

Minute Notes: Lashanda did not appear before the Board. She made an appointment to appear but after discussions with the Assessor's office she asked that a protection appeal be submitted to the Board.

Motion to deny a change due to lack of supporting documentation.

MOTION BY: **SD**

SECOND BY: **RK**

Name of BOR Member: **Sharon DeLamielleure** BOR Member Vote: **AYE**

Name of BOR Member: **Russell Kreinbring** BOR Member Vote: **AYE**

Name of BOR Member: **Daniel Snyder** BOR Member Vote: **Absent**

APPEALS MADE:

Petitioner # MBOR - 020

Name: House of Truth Wrestling School

Parcel # 01-13-00-002-972

Address: 25543 Van Dyke Ave

Appeal Reason: Small Business Exemption Received

Support Documentation Provided? x Yes ___ No

Minute Notes: Board received a late small business exemption application with the accompanying petition for appeal of the original estimated assessment. Motion to accept

MOTION BY: **RK**

SECOND BY: **SD**

Name of BOR Member: **Sharon DeLamielleure** BOR Member Vote: **AYE**

Name of BOR Member: **Russell Kreinbring** BOR Member Vote: **AYE**

Name of BOR Member: **Daniel Snyder** BOR Member Vote: Absent

APPEALS MADE:

Petitioner # MBOR - 021

Name: Jeremy Fugate

Parcel # 01-13-21-428-012

Address: 7352 Dale

Appeal Reason: Market Value

Support Documentation Provided? x Yes ___ No

Minute Notes: Petitioner appeared before the board of review and presented information pertaining to market value, area sales and interior work needed on the property including an inspection report. Board agreed to a market reduction. Motion to reduce value:

MOTION BY: **SD**

SECOND BY: **RK**

Name of BOR Member: **Sharon DeLamielleure** BOR Member Vote: **AYE**

Name of BOR Member: **Russell Kreinbring** BOR Member Vote: **AYE**

Name of BOR Member: **Daniel Snyder** BOR Member Vote: Absent

Meeting 2 Adjourned at 5:01 p.m.

Meeting #3

Session: Evening

- Date and Location: March 16, 2022 City of Center Line, 7070 E. 10 MILE, Center Line, MI 48015. Conference Room.
- **Called to Order at: 3:01 pm Closed at: 9:01**
- Board of Review Members Present: Sharon DeLamielleure, Russell Kreinbring, Daniel Snyder, Chair person
- Board of Review Members Absent: None
- Assessor or Assessing Staff: Thomas Monchak, Assessor; Colleen Thomas, Secretary
- Meeting Break at: 5:00 p.m. Returned back in session: 6:00 p.m.
- Public Comment: 3: 02 pm to 3:03 pm Assessor welcomed and thanked Members

APPEALS MADE:

Petitioner # MBOR - 025

Nam: Potomac Trust

Parcel # 01-13-22-130-008 **Address:** 8515 Potomac

Appeal Reason: Uncapped

Support Documentation Provided? Yes x No

Minute Notes: Owner questioned why property was uncapped. Indicated a trust was created and the home was moved from an individual ownership to the trust. Members requested a copy of the trust to verify the transaction. The trust will be mailed at a later date. Motion to deny a change at this time.

MOTION BY:

RK

SECOND BY:

DS

Name of BOR Member: **Sharon DeLamielleure** BOR Member Vote: **AYE**

Name of BOR Member: **Russell Kreinbring** BOR Member Vote: **AYE**

Name of BOR Member: **Daniel Snyder** BOR Member Vote: **AYE**

APPEALS MADE:

Petitioner # -029

Name: Rachael Gibbs

Parcel # 01-13-22-176-012

Address: 8434 Virginia Pk

Appeal Reason: Market Value

Support Documentation Provided? Yes ☒ No

Minute Notes: Ms. Gibbs indicated she was told she didn't need to bring in support for her appeal. He value is over what she paid for the property. The members requested a copy of her appraisal. The appraisal was received via email at 8:52 pm and the board made a decision to make no change due to lack of supporting documentation prior to the close of the meeting.

MOTION BY:

DS

SECOND BY:

RK

Name of BOR Member: **Sharon DeLamielleure** BOR Member Vote: **AYE**

Name of BOR Member: **Russell Kreinbring** BOR Member Vote: **AYE**

Name of BOR Member: **Daniel Snyder** BOR Member Vote: **AYE**

APPEALS MADE:

Petitioner # MBOR - 011

Name: Smokers Outlet of Center Line

Parcel # 01-13-00-002-158

Address: 25007 Van Dyke Ave

Appeal Reason: Small Business Exemption

Support Documentation Provided? ☒ Yes No

Minute Notes: Assessor received small business exemption application along with another business which showed the two entities may be related. Requested a response from filer, asset list and answer question of common ownership of multiple businesses. Preparer indicated not related, provided financials. Assessor determined they met the requirements. Board moved to approve.

MOTION BY:

RK

SECOND BY:

SD

Name of BOR Member: **Sharon DeLamielleure** BOR Member Vote: **AYE**

Name of BOR Member: **Russell Kreinbring** BOR Member Vote: **AYE**

Name of BOR Member: **Daniel Snyder** BOR Member Vote: **AYE**

APPEALS MADE:

Petitioner # MBOR - 022

Name: Vida Farms LLC

Parcel # 01-13-003-171

Address: 25000 Sherwood

Appeal Reason: Protection Appeal

Support Documentation Provided? x **No**

Minute Notes: A petition was received to protect the rights of the petitioner to provide financial documents and work with the Assessor to come to an agreed upon personal property assessment as the current assessment was estimated and the Small Business Exemption claim was denied. Motion to deny change

MOTION BY: **RK**

SECOND BY: **DS**

Name of BOR Member: **Sharon DeLamielleure** BOR Member Vote: **AYE**

Name of BOR Member: **Russell Kreinbring** BOR Member Vote: **AYE**

Name of BOR Member: **Daniel Snyder** BOR Member Vote: **AYE**

APPEALS MADE:

Petitioner # MBOR - 023

Name: SK Yam LLC

Parcel # 01-13-27-106-012

Address: 8271 Coolidge

Appeal Reason: Market Value Appeal

Support Documentation Provided? x **No**

Minute Notes: A petition was received indicating the market value was too high with no supporting documentation. The Board moved to deny appeal

MOTION BY: **RK**

SECOND BY: **SD**

Name of BOR Member: **Sharon DeLamielleure** BOR Member Vote: **AYE**

Name of BOR Member: **Russell Kreinbring** BOR Member Vote: **AYE**

Name of BOR Member: **Daniel Snyder** BOR Member Vote: **AYE**

APPEALS MADE:

Petitioner # MBOR - 024

Name: Fedia Malysh

Parcel # 01-13-27-157-029

Address: 8297 Sterling

Appeal Reason: Market Value, Condition

Support Documentation Provided? X Yes No

Minute Notes: Owner provided a handout of Appraisal for \$156,000, Inspection report regarding mold, roof, water, foundation work needed. Board reviewed the documents and accepted appraisal value plus a market adjustment for time. Motion to value property at \$166,000

MOTION BY:

RK

SECOND BY:

SD

Name of BOR Member: **Sharon DeLamielleure** BOR Member Vote: **AYE**

Name of BOR Member: **Russell Kreinbring** BOR Member Vote: **AYE**

Name of BOR Member: **Daniel Snyder** BOR Member Vote: **AYE**

APPEALS MADE:

Petitioner # MBOR - 026

Name: 8th Street Provisioning Center

Parcel # 01-13-00-003-175

Address: 24310 Sherwood

Appeal Reason: Protection Appeal

Support Documentation Provided? x No

Minute Notes: Assessor recommends a protection appeal to give the owner time to provide financial documentation regarding the assets at this location as a final inspection was not completed and the business was not open at year end but could have construction in progress to report. Attempts to contact owner were unsuccessful. Motion to deny a change in estimated assessment.

MOTION BY:

SD

SECOND BY:

RK

Name of BOR Member: **Sharon DeLamielleure** BOR Member Vote: **AYE**

Name of BOR Member: **Russell Kreinbring** BOR Member Vote: **AYE**

Name of BOR Member: **Daniel Snyder** BOR Member Vote: **AYE**

APPEALS MADE:

Petitioner # MBOR - 027

Name: Sean Graham

Parcel # 01-13-27-178-010

Address: 8407 Stephens

Appeal Reason: Market Value, Tax Matters

Support Documentation Provided? x **Yes**

Minute Notes: Owner provided photos, and spoke about wood damage, water damage, electric problems, needed new roof and interior cabinets; floors and stairs all in need of repair. Based on condition of property and extensive amount of repair work needed the board moved to reduce the Market value to \$88,000

MOTION BY: **DS**

SECOND BY: **SD**

Name of BOR Member: **Sharon DeLamielleure** BOR Member Vote: **AYE**

Name of BOR Member: **Russell Kreinbring** BOR Member Vote: **AYE**

Name of BOR Member: **Daniel Snyder** BOR Member Vote: **AYE**

APPEALS MADE:

Petitioner # MBOR - 028

Name: Lauren Winkles

Parcel # 01-13-28-234-016

Address: 7583 Henry

Appeal Reason: Market Value, Condition

Support Documentation Provided? X **Yes**

Minute Notes: Petitioner provided extensive paperwork on condition of home at time of sale. Electric, Plumbing, Porch Railing, 30 violations, certificate of occupancy in question in regards to city inspections not being thorough or completed. Based on evidence provided including private inspectors report, the Board agreed to a reduction in value.

MOTION BY: **DS**

SECOND BY: **SD**

Name of BOR Member: **Sharon DeLamielleure** BOR Member Vote: **AYE**

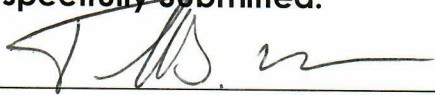
Name of BOR Member: **Russell Kreinbring** BOR Member Vote: **AYE**

Name of BOR Member: **Daniel Snyder** BOR Member Vote: **AYE**

This concludes the 2022' March Board of Review. Meeting three adjourned at 9:01 p.m. and consisted of 5 hours for appeals.

The Board held appeals for a total of 12 hours with an additional 1 hour for the Organizational meeting.

Respectfully Submitted:



Thomas Monchak,
City Assessor, Secretary

Date: 05-18-2022



Colleen Thomas,
Recording Secretary

Date: 5-10-22